

City Council
Atlanta, Georgia

10-0-1741

Z-10-24

Date Filed: 8-25-2010

AN ORDINANCE

BY: ZONING COMMITTEE

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the City of Atlanta be amended, and the maps established in connection therewith be changed so that the following property located at **2045 Graham Circle, S.E.**, be changed from the RG-3 (Residential General-Sector 3) District to the C-1 (Community Business) District, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot 147, 15th District, Dekalb County, Georgia being more particularly described by the attached legal description and/or survey.

SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development", as identified by the use of the suffice "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above-described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

LEGAL DESCRIPTION; TRACT 2 (BASED ON SURVEY BY VALENTINO)

All that tract or parcel of land lying and being in Land Lot 147 of the 15th Land District, City of Atlanta, Dekalb County, Georgia, said tract or parcel of land being more fully shown and designated as Tract 2 on a plat of survey prepared by Valentino and Associates, Inc., (Job #27015; Drawing/File #27015-SD), bearing the seal of Glenn A. Valentino, Ga. Registered Land Surveyor #2528, and being more particularly described as follows:

BEGINNING at a 1/2"iron pin set at the intersection of the southwesterly right-of-way line of Graham Circle (60 ft right-of-way) and the northwesterly right-of-way line of Fayetteville Road (Apparent 45 foot right-of-way), said 1/2"iron pin set being located 0.66 feet northwest of a 3/4"open top pipe found.

THENCE proceeding along said northwesterly right-of-way line of Fayetteville Road the following courses and distances:

Along a curve to the right having a radius of 1130.13 feet for an arc distance of 73.28 feet (said arc being subtended by a chord of South 46 degrees 46 minutes 51 seconds West for a distance of 73.27 feet) to a point;

THENCE along a curve to the right having a radius of 1130.13 feet for an arc distance of 125.97 feet (said arc being subtended by a chord of South 51 degrees 49 minutes 54 seconds West for a distance of 125.90 feet) to a 1/2"iron pin set;

THENCE departing said northwesterly right-of-way line of Fayetteville Road North 47 degrees 51 minutes 22 seconds West for a distance of 110.00 feet to a 1/2"iron pin set;

THENCE North 37 degrees 04 minutes 20 seconds East for a distance of 183.97 feet to a PK (masonry) nail set on the southwesterly right-of-way line of Graham Circle;

THENCE proceeding along the southwesterly right-of-way line of Graham Circle South 53 degrees 01 minutes 45 seconds East for a distance of 154.00 feet to a 1/2"iron pin set at the intersection of the southwesterly right-of-way line of Graham Circle and the northwesterly right-of-way line of Fayetteville Road, said 1/2"iron pin set being the POINT OF BEGINNING.

Together with and subject to covenants, easements, and restrictions of record.

Said tract or parcel of land contains 0.587 acres or 25,590 square feet, and is intended to be a portion of the same tract of land that was previously conveyed in Deed Book 21370, Pages 442 & 447, Dekalb County Georgia Records.

2-10-24